

Monument Avenue, 2000 Block
Richmond
Virginia

HABS No. VA-1301

HABS
VA,
44-RICH,
120-

WRITTEN HISTORICAL AND DESCRIPTIVE DATA
PHOTOGRAPHS

Historic American Buildings Survey
National Park Service
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HISTORIC AMERICAN BUILDINGS SURVEY

MONUMENT AVENUE, 2000 BLOCK

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VA,
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Location: 2000 block of Monument Avenue, between Meadow and Allison streets,
Richmond, Virginia.

History and Description:

Running from Meadow to Allison streets, the 2000 block is one of the densest sections of Monument Avenue, with thirty-one buildings. Almost entirely residential, the block was more than two-thirds complete by 1912, and includes one of the earliest houses on the avenue. The land, the last block of the Allen estate, was originally plotted in 30'-wide lots; most of the north side remains as such, while some significantly larger houses were built on the western half of the south side, including one on a 70'-wide lot (No. 2037). Building styles on the block include some Queen Anne examples from the early 1900s, a few eccentricities, and a particularly exuberant Albert F. Hunt house, but the prevailing mode is Colonial Revival. Almost all have red-brick facades.

One of the first houses on Monument Avenue, No. 2000 was built by 1902, when the street was still West Franklin. The land traded hands only once between the Allen heirs and the original builder, John S. Harwood: Martha Wise sold two lots at the northeast corner of Meadow to E. G. Higgenbotham for \$1,950 on March 9, 1901; two weeks later the Harwood brothers bought them for \$2,550, and in July 1901 John S. Harwood gained full possession of the land. R. Henry and John S. Harwood were partners in a wholesale oils business, and were active in real estate trading on Monument Avenue; R. H. Harwood built his house at 2200 Monument in 1910. John and Lottie T. Harwood lived at No. 2000 from 1902 until John's death in 1913; Lottie remained there for two years, then disappeared from the city directories. From 1916 until 1921, banker Melville C. Branch lived at the house, which apparently was tied up in a legal battle, resolved in 1920 when David T. Griffith bought the property at auction for \$36,250, selling it two months later for \$40,000 to W. Meade Addison, president of Planters National Bank. Addison and his wife, Margaret, sold the house to Linda M. White, an assistant bookkeeper at Miller and Rhoads, and R. Mack Kerr in 1932, but when White and Kerr defaulted on their mortgage, the house returned to Addison. Addison died in 1960, and his heirs sold the property.

Frontal symmetry in 2000 Monument is offset by a strange porch that projects into a semi-circle, not at the corner where it might be expected, but on the western end. Contributing to the asymmetrical effect are a tent-roofed tower to the rear on the east, a bay projecting from the western wall, and an off-center door. The house is two-and-a-half stories and finished with buff brick, with rusticated dark stone stringcourses and corner accents, a five-light dormer, and oval stained-glass windows at the second floor. Taking advantage of its corner lot, No. 2000 has bays on both side facades and a cornice and dark stringcourses that encircle the whole house. Unlike most Monument Avenue houses, it was prepared to stand alone visually in the early 1900s; other town houses of the period clearly anticipated later infill.

Two other houses on the block date from before 1905: No. 2038 at the corner of Allison, and the double house at No. 2004-06. Like No. 2000, both of these stand as houses complete

unto themselves. Although built on a 30'-wide lot, No. 2038 emphasizes the horizontal by a pavilion half the width of the house, paired side chimneys, and a hipped roof interrupted by the pavilion gable and a small gabled dormer. The house is brick, with a double entry. Probably the second entry was to a first-floor office, as Samuel B. Dunstan is the only resident listed in the city directories from 1905 to 1930.

A clear example of a double house is No. 2004-06, which maintains a unified front with a large closed front gable, but emphasizes each entry with separate stairs and porches, and side gables. Like No. 2000, No. 2004-06 has ornamented side facades, with a cornice that continues around the building and smaller closed gables on each side. Built in 1904, the house's frontal symmetry, classical cornice, and columned porches show early Colonial Revival influence on the block, combined with massing more typical of the Queen Anne style. The entrances at the sides are slightly recessed due to the projection of the front gable. A Palladian window, with the middle arch bricked in, fills the center gable, and smaller gabled dormers on the wings repeat the arched window.

Oliver J. Sands, president of the American National Bank, bought two lots at Nos. 2004 and 2006 in 1902; in 1903 he deeded the land to his wife, Lucile R. Sands. The Sandses built the house, living at No. 2004 until 1916. R. H. Harwood bought No. 2004 from the Sandses in 1914, and rented it to a series of tenants, with Dr. Herbert Mann staying throughout the 1920s. Susan Burr bought the unit at No. 2006 in 1904 and, with her husband, Austin H., president of a vinegar-manufacturing company, lived in the house until 1915. In 1916 the Burrs moved to the Westmoreland Club on East Grace Street, selling No. 2006 to J. L. Shepherd of North Carolina in 1916; he rented the property from 1918 through the 1920s to Dr. Alfred L. Gray.

The earliest town houses on the 2000 block, built between 1904 and 1907, are in the Queen Anne style, with variations in detail. Each is brick, three stories, with false-mansard roof and a three-story bay capped by a tent roof. Each has a one-story columned porch, with transom and sidelights by the door, and paired arched windows at the third floor. Egg-and-dart panels, limestone sills and keystones, and a balustraded porch deck are featured on Nos. 2005, 2013 and 2034, which vary in coloring. Dr. H. C. Tabb lived at No. 2005 for only five years, from 1904 until 1909, when he moved up the block to No. 2028; E. B. Jones, along with Clyde Ratcliffe, occupied No. 2034 from 1907 until 1916. Florence B. and D. C. Richardson lived at No. 2013 from 1906 until 1918.

A more monolithic, Italianate example of the town house is No. 2003, with a tile roof, low-pitched tent, heavy modillions at the roof and porch cornices, and uniformly dark coloring. Limestone is used as banding on the first floor, for sills, lintels and surrounds on the second story, and for a series of arched windows on the third. Samuel Bachrach lived at No. 2003 from 1907 until 1925, when Mrs. B. R. Bachrach is listed.

Modified versions of the typical two-and-a-half-story false-mansard Fan District house appear on the 2000 block of Monument Avenue. Most typical is No. 2001, with its two pedimented dormers, full front porch concealing the change in window treatment between first and second floors, triple window at the first floor, and off-center entrance. A broken pediment

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decorates the triple window, with limestone jack arches above the second-floor six-over-one-light windows.

Diamond panes in a large front wall dormer, Tudor arches at the entrance and above the porch, and limestone banding lend eclectic touches to No. 2008, built in 1906 for W. W. Marston. Next door, No. 2010 is constructed of buff brick, with limestone window surrounds, brick bands of rustication at the first floor, and a full-width porch supported by paired columns. The roof is embellished at the cornice with heavy modillions and above with metal cresting; the two dormers have elaborate broken pediments and a diamond figure in the windows.

Architect H. C. Smith's design for No. 2022 divides the facade unevenly in fourths, with two matched dormers above. The house sits on a 40'-wide lot, taking advantage of the extra footage with a recessed wing on the east side, while maintaining a two-bay facade. Decorative sidelights garnish the door and two of the windows, with an elliptical arch and fanlight above the first-floor window. The door is off-center beneath the one-story porch, as is the window above. A more successful effort along similar lines is Albert Huntt's design at 2614 Monument.

The rhythmic pattern established by the balustrade at the first and second floors of No. 2032 is picked up by the vertical muntins in the three dormers and second-floor windows. The entry has a four-light door, with leaded and beveled transom and sidelights. The full-width porch, with deck above, shades a triple window on the first floor. Side chimneys, a single three-window hipped dormer, and a second-floor oriel emphasize the central entrance at No. 2039, now attached at the rear to No. 2037. A transom and drip hood supported by consoles mark the door; the double-hung windows are notable for their diamond panes and limestone end- and keystones in the splayed brick jack arches. No. 2039 was the home of Dr. R. C. Walden from 1908 until 1913.

In 1914, George F. Jones hired architect Albert Huntt to design a house that took the basic false-mansard model and covered the facade with a variety of projections. A steep, oversized hipped roof rises above the central roof line on No. 2031, and is interrupted by an elaborate wall dormer with balustraded balcony. Underneath is a central oriel, with six-over-one-light windows that match the other two on the second floor. Stone quoins define the corners of the building, and four pairs of columns and exaggerated brackets support a shed-roofed porch. The door is off-center, but is minimized by the symmetry of the rest of the building.

Two years after No. 2031 was built, architect Huntt took a slightly more genteel approach in designing No. 2015, still embellishing the false mansard to the point at which it is barely recognizable. A large hipped roof with three gabled dormers dominates the facade at the top, while an elliptical porch with half-fluted columns below and balustrade above wraps around the full first floor. On the second floor, two small oriels crowd in as many details as possible, including Ionic columns, an elaborate scroll pediment with dentil work, and nine-over-one-light windows. The facade is perfectly symmetrical in everything but the door itself, which is placed to the right; Huntt hides this detail with sidelights and an elliptical fanlight, so as to match the triple window to the left. The house sits on a 50'-wide lot, larger than most on this block, and is currently attached to No. 2013 by a narrow connector in the rear. Joseph E. Sorg, vice president of the Millhiser Bag Company, bought the land for No. 2015 from Peter Gonnella for \$12,000 in

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1914. The Sorgs lived in the house from 1916 until they died, Joseph in 1940 and his widow, Carrie A. Sorg, in 1946. Their son, W. Stuart Sorg, Sr., inherited the house and passed it to his son, W. Stuart, Jr., who sold the property in 1953.

The white-painted brick house at No. 2028 is unique on the block for its spare, blocky facade. Although the house has the bilateral symmetry typical of a Colonial Revival house, the emphasis is concentrated in the arched windows and broken pediments that ornament the paired dormers towering above the low hipped roof. Like its neighbors at Nos. 2024 and 2022, No. 2028 sits on a 40'-wide lot, but it is the only one of the three to present a primarily horizontal facade, with three generously spaced bays. Dr. H. C. Tabb was the first resident of No. 2028, living there from 1909 until 1915.

On a somewhat grander scale than the two-and-a-half-story false-mansard houses, the three-story flat-roofed residences on this block also use a variety of facade treatments within the Colonial Revival style. Overall, they present a flat, rectangular front to the street, using an urban vocabulary that makes few distinctions between apartments and single-family homes. In the middle of the north side, Nos. 2012, 2020, and 2024 are all three-story three-bay townhouses, built for single families.

Like No. 2028, No. 2024 includes a small recessed wing on its 40'-wide lot, retaining a symmetrical facade with a central oriel at the second story and full-height brick pilasters at the corners. The entrance is at the left, matched in height by paneled windows on the first floor. D. Wiley Anderson designed this house, which was built in 1909-10.

Scarborough and Howell were the architects of the house at No. 2012, built in 1909-10 as a single-family dwelling. The facade, with a tall attic story above a secondary cornice, is significantly higher than the bulk of the building. Fenestration varies between floors with rectangular attic lights, arched third-floor windows, a pair above the porch on the second floor, and a triple window at ground level. Original elements also include a wooden balustrade above the porch and striped awnings, at one time common throughout the Fan District. A. W. Bennett lived at 2012 from 1908 until 1910, when Moses and Sara Rosenbloom took residence.

The earliest of the three-story buildings on the block, No. 2020 was designed by the architectural firm Noland & Baskervill before 1906. One of the few houses with a limestone veneer, it has a particularly smooth front, relieved by a rusticated first floor, limestone detailing, and a balustrade above the cornice. Classical Revival details include shouldered architraves around the windows, consoles over the second-story windows, and a small columned entry porch with cast-iron balustrade above. The roof is a low-pitched, tin-covered false mansard, with a segmental-arched dormer.

Wirt A. Chesterman, a general contractor, bought this lot in 1904 for \$2,550 from real estate speculators Harwood and Funsten. He lived at the house from 1906 until 1916, when it was acquired for \$19,500 by Dr. M. Pierce Rucker as part of the settlement in a suit between the Richmond Structural Steel Company and Chesterman's administrator. The Ruckers lived at No. 2020 until 1922, when they moved to 400 Stuart Circle and sold the house to Julie M. VanderHoof, who moved there with her husband, Dr. Douglas VanderHoof, from 309 W.

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Franklin. Julie VanderHoof devised the property to her husband and apparently died, as he and his new wife Nancy S. VanderHoof moved to Henrico County and sold the house in 1927 to Randolph C. Harrison. Harrison owned 2020 until 1938, when he sold it to G. C. Kirkmyer, who held the property until 1950.

Although built eight years apart, Nos. 2030 and 2036 Monument use similar three-story bays in their massing. A wide porch with paired columns attaches to the bay on the former; there is a French door at the second floor, and a pair of slender windows at the third. More uniform in its window and door treatment, No. 2036 uses light brick, shouldered architraves and consoles for a more Classical effect. The bay windows are wider in the front than on the sides, and the building overall emphasizes solidity rather than verticality. Built by 1907, No. 2030 was occupied from 1908 until 1920 by the Ullman family. Isaac Hutzler lived at No. 2036 from 1915 until 1922, and Emanuel Hutzler is listed in 1923. Asbury and Whitehurst designed the building, constructed in 1914.

The three multi-family residences on the 2000 block were built in 1909, 1915, and 1918. All have two-story porches, but are otherwise similar to the other three-story houses on the block. First was the Stafford at No. 2007, which employs Classical details including a rich entablature, architraves, and stone quoins through the second story. The floors are distinguished by differing window treatments, including French doors onto the first-floor terrace and second-floor boxed column porch. Three families lived at No. 2007 in 1910, including Lawrence Sycle, who apparently built and lived in the Lawrence at No. 2018 in 1915.

Like the Stafford, the Lawrence has four bays, with a giant order two-story porch. Decorative elements include transoms above the French doors on every level, limestone elements in the splayed jack arches, and a frieze with swag ornamentation. Only Sycle is listed in the 1915 city directory; in 1916, Sycle, Minna Sycle, Theo Nelson and W. B. Nelson are listed. By 1920, Lawrence Sycle and two different residents are listed.

Built in 1918, No. 2011 belongs more to the eclectic group of 1920s buildings than to the earlier three-story houses; it is also more clearly a multi-family residence, with a stairwell entrance bay defined by two large multi-light windows and a broken pediment over the door. The two-story porch attaches to the other side of the facade, and is accessible on all three floors by paired French doors. The side-gable roof is tiled. Three families lived at No. 2011 in 1918; today the building contains four condominiums.

Houses built on the 2000 block during the 1920s are harder to characterize than the earlier two-and-a-half- or three-story residences. Stylistically they are infill, picking up the vocabulary of the block but altering the built forms.

During the 1920s, only one more of the two-and-a-half-story false mansards was built. At No. 2009, a front gable rises to the top of the roof line, and is crowded with three windows and gable returns. Squat columns on brick piers support a pedimented porch, with a wide oriel above. The brickwork, Flemish bond with glazed headers, fits with 1920s predilections for European style and texture. The house was built in 1919 by Harvey C. Brown, who lived here for two years.

Also two-and-a-half stories, but with a steep side-gable jerkinhead roof, No. 2035 is organized with a central focus. The entrance hood is supported by two columns, and lines up at the roof level with a single shed dormer with a series of four-pane windows. Arched multi-light French doors flank the entry on either side, with a row of six-over-one-light sash above. Architects Carneal and Johnston designed this house, which was built in 1919-20. The Norvell family lived here from 1921 until 1923; M. L. Corey then occupied the house until 1927.

Architect Duncan Lee's design for No. 2017-19, built in 1927, is notable for its combination of office and residential space. The three-story house is symmetrical, with identical doors on either side of a triple window. One door led to a doctor's office on the first floor, while the other led upstairs to the family's living quarters, further defined by a Palladian French door on the second floor. A hipped roof meets the keystones of the four matched third-floor windows at the cornice. Dr. Henry A. Bullock bought the 40'-wide lot at No. 2017-19 from Lee and Alma Fergusson in 1925. Four years earlier, the Fergussons had acquired the land for \$8,325. Bullock had the house built and lived there until he died in 1933; in 1934, Mabel G. Bullock was living at No. 2017, while renting out No. 2019 to Dr. J. Kirk Richardson. Henry A. Bullock, Jr., inherited the property when Mabel Bullock died in 1975; he and his wife sold it in 1984 to the NWR Partnership. In 1955, Henry, Jr., and his brother, John Boyd Bullock, acquired a garage across the alley that originally belonged to the Elmwood Apartments at 2032 Park Ave., and in 1984 the NWR Partnership acquired the lot next door at No. 2021 for additional parking.

The only two-story house on the 2000 block was built in 1922 as a duplex for Milton S. Straus. Straus and Joseph M. Rosenbaum lived at No. 2025 from 1924 through the end of the decade. The two floors are nearly identical, with paired windows on the left and a two-story Neoclassical porch on the right, which is supported by giant-order paired Corinthian columns, pilasters at the rear, a pediment, and a geometrical pattern in the entablature.

Two of the most eccentric houses on Monument grace the south side of the 2000 block. Both are large, built at the end of the first decade on oversized lots, and each has an unusual chain of ownership. Designed by Claude K. Howell and built by R. E. Elmore and Company in 1908, No. 2023 is stuccoed brick with half-timbering throughout the upper stories (fig. 55). A Tudor Revival house with considerable Stick-style influence, it has a grand front gable with a large bargeboard and bracketed overhanging eaves (repeated as a pediment in the porch roof), multi-light windows throughout, and decorative quatrefoils punched through the wood porch rail. Windows abound: a pair in the attic, a diamond-paned band of six at the second story, and on the first floor a band of four full-height windows with transoms along with a multi-paned door to the left and a balancing pair on the right. Although now painted completely white, the half-timbering was originally brown, making the house visually less overbearing than it is today.

In 1907, Laura Hoadly Johnson, a widow, arrived in Richmond and bought a 40'-wide lot on Monument Avenue. In 1908 she purchased an additional 5' to the east and commissioned the building, at an approximate cost of \$12,000. Although the final building inspection was complete in September 1908, the house is listed as vacant in 1909. Johnson occupied the building in 1910, but owned the house for only eight years; in 1915 she died in Vancouver, British Columbia, leaving the property in trust to her daughter, Mary Hoadly Scarborough. Johnson's trustees sold the house in 1916 for \$30,000 to Horace S. Hawes, who bought an additional 5' strip of land to

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the east; Hawes lived there until his death in 1931, whereupon it went to his widow. Mary McCaw Hawes remarried, living with her new husband at No. 2023 until 1942. The property changed hands again in 1943, when the current owner purchased it.

Down the block, at No. 2037, is what appears to be an institutional building, currently used by the Methodist Church as a Residence for Women in Transition. Sitting on a lot nearly 75' wide, the structure is twice the standard house width on the block. Each story is regular and symmetrical, with two full-height openings on either side of the entry at the first floor, six windows with decorative Beaux Arts molded-stone semi-circles above, and paired and triple attic windows. The entrance porch has an elaborate entablature, paired Ionic columns, and a balcony above.

Belying its institutional appearance, No. 2037 was constructed in 1911 by builder John T. Wilson as a single-family home. Wilson bought two parcels of land in 1910: 60' in March from Harwood and Funsten, and an additional 5' in November from Nellie S. Allport. John and his wife, Rosa, lived together in the house until the early 1930s when John apparently died. The property was deeded to Rosa O. Wilson in 1934 "for love and affection"; in 1938 she sold it to the Virginia College of Commerce and Law, but when they defaulted on the \$22,500 deed of trust the next year, she bought it back for \$15,000. In 1941 she sold it again for \$14,000. The property changed hands several times during the 1940s, eventually passing to the Foreign Mission Board of the Southern Baptist Convention, which in 1959 deeded it, along with No. 2039, to the Women's Division of the Board of Global Ministries of the United Methodist Church.

The last house built within the boundaries of the Monument Avenue Historic District was part of the impetus for the formation of an architectural review board committed to preserving the original fabric of the avenue. Built during the 1960s, No. 2016 is the only example at the eastern end of the street of modern infill. The intrusion is unmistakably out of context: a one-story modern commercial building in the International style, with an additional setback and entry recessed at the rear of a long side porch. It has a glass front with stained vertical board above, and a "No Trespassing" sign at the entrance.

Sources of Information:

Richmond City Directories.

Richmond Building Permits: 1350, 10546 (2012 Monument), 4183 (2018 Monument), 1052 (2022 Monument), 1289, 1290 (2024 Monument), 6429 (2032 Monument), 3790, 3792 (2036 Monument), 6949 (2009 Monument), 3781, 4327 (2015 Monument), 16943 (2017-19 Monument), 665 (2023 Monument), 9424 (2025 Monument), 2865 (2031 Monument), 6547 (2035 Monument).

Deed books: **2000 Monument:** 607D/746, 400C/198, 381D/439, 265A/368, 263A/420, 171C/394, 170B/357, 170B/287; **2004-06 Monument:** 776/1265, 762/526, 742/1429, 699A/108, 254B/374, 240B/432, 181B/282, 179A/344, 174B/425, 175A/28, 171B/77, 170A/442; **2013 Monument:** 218/459, 174/1284, 666D/746, 585C/250, 541/71, 275A/93, 241C/466, 175A/328, 174C/278, 174A/302,

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171C/43; **2015 Monument:** 218/459, 590C/164, 548C/103, 226D/118, 221C/43, 174B/442, 174B/276, 171C/43; **2017-19 Monument:** 250/53, 18/1759, 778/1247, 699B/320, 315D/500, 307C/27, 232D/415, 227B/44, 223D/249, 221C/43, 174B/442, 174B/276, 171C/43, 227B/42, 226D/118, 567B/117, 552A/106, 18/1757, 667/149, 589A/205, 478/115, 407A/522, 383D/315; **2020 Monument:** 820/601, 665D/550, 586A/616, 527B/208, 444D/296, 411D/228, 342D/329, 277D/354, 240D/394, 183B/279, 174C/361; **2023 Monument:** 439D/81, 434D/336, 279D/193, 279D/194, 193D/275, 174C/361, 236B/246, 200B/70, 195B/316, 188C/318; **2037 Monument:** 591B/143, 441A/152, 440A/81, 438B/424, 428A/407, 425C/156, 419C/87, 412D/365, 412D/364, 391A/459, 206A/488, 170A/325, 209B/339, 208C/10, 251D/302, 233B/17, 231A/360, 211B/461, 211D/353, 209B/338.

Project Information:

This documentation of Monument Avenue was undertaken in summer 1991 by the Historic American Buildings Survey/Historic American Engineering Record (HABS/HAER), a division of the National Park Service, Washington, D.C., under the general direction of Robert J. Kapsch, chief. The project was sponsored by the Monument Avenue Centennial Committee, Millie Jones and Ceci Amrhein, co-chairpersons, and Sylvia Summers, director of development. Funding was provided by the Historic Monument Avenue and Fan District Foundation, the City of Richmond, the Association for the Preservation of Virginia Antiquities, the Historic Richmond Foundation, the F. M. Kirby Foundation, Inc., and the Robert G. Cabell III and Maude Morgan Cabell Foundation.

HABS senior historian Alison K. Hoagland directed the project and edited this historical report. Kathy Edwards (University of California at Berkeley) was the field supervisor; Esme Howard (Yale University) and Toni Prawl (University of Missouri) were the team historians. Jonathan C. Spodek, AIA, produced architectural drawings and Jack Boucher took the photographs. The team's work resulted in the publication Monument Avenue, of which the report on this one block forms only a small portion. Researchers are referred to that volume for more information.

ADDENDUM TO:
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Independent City
Virginia

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VA, 44-RICH, 120-

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